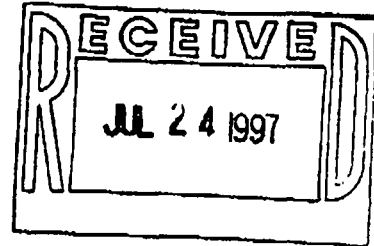


~~990339~~*Bainbridge Re-Use Advisory Committee* 990359

July 16, 1997



The Honorable Paris G. Glendening, Governor
Maryland State House
Annapolis, Maryland 21401

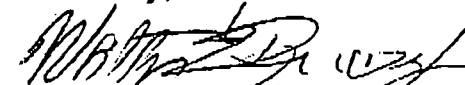
Dear Governor Glendening:

Please find enclosed our report on the development of the 1200 acre track of land known as the Bainbridge Naval Training Center located in Cecil County. This report includes an overview of our committee's work and our recommendations for the redevelopment of the site.


The committee would like to express our appreciation to Mr. Hans F. Mayer, Executive Director of MEDCO, and the many other State of Maryland and Federal officials who gave of their time and expertise to inform the committee of the latest legal, environmental, and political issues related to the site. Without their assistance our work would not have been possible.

If the Bainbridge Re-Use Advisory Committee may be of additional assistance to you, please do not hesitate to contact us.

Sincerely,

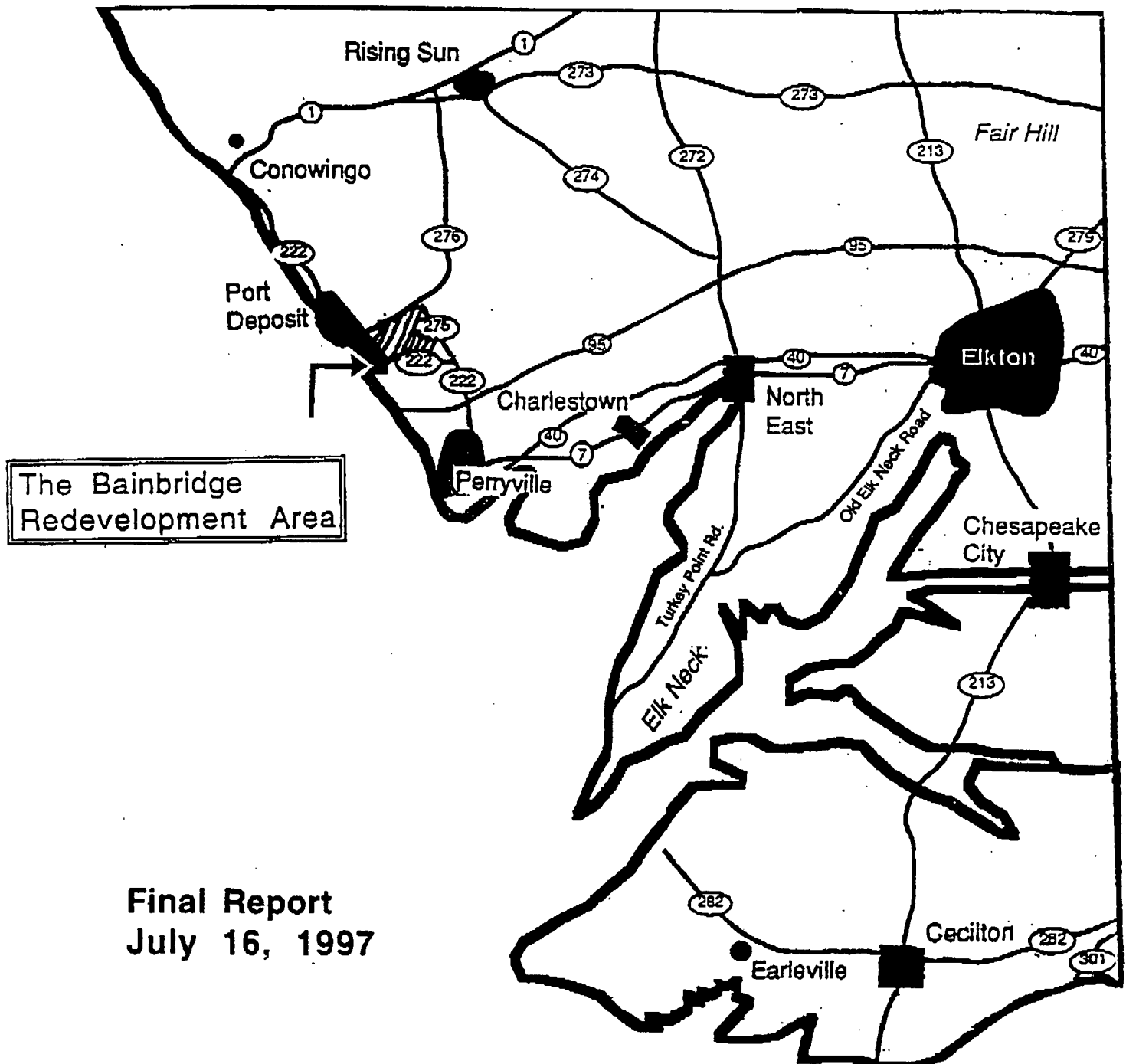


Walter E. Buck, Jr.
Co-Chair



Robert L. Gell, Ph.D.
Co-Chair

BAINBRIDGE RE-USE ADVISORY COMMITTEE



**BAINBRIDGE RE-USE ADVISORY COMMITTEE
MEMBERS**

The Honorable Walter E. Buck, Co-Chair

Robert L. Gell, Ph.D., Co-Chair

The Honorable William H. Amoss
Represented by:
Chris Johnson

The Honorable David. D. Rudolph
Represented by:
Jeffery Hennemuth

Mr. Hans Mayer, Executive Director
Maryland Economic Development
Corporation

Mr. Ronald M. Kreitner, Director
Maryland Office of Planning
Represented by:
Mary Ann Skilling
Scribe Sheaffer

Mr. Alfred Wein, Jr., Director
Cecil County Department of Planning

Mr. John K. Burkley, II

Mrs. Emily B. Jensen

John Sundergill

Ms. Jeannette Hillyer

**EX-OFFICIO
MEMBERS**

The Honorable Paul S. Sarbanes
Represented by:
Brigid Smith

The Honorable Barbara A. Mikulski
Represented by:
Larissa A. Guran

The Honorable Wayne Gilchrist
Represented by:
Jenn Aioso
Emmitt Duke

THE CHARGE TO THE COMMITTEE

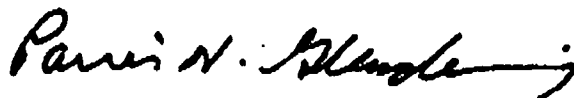
March 13, 1996

It is a pleasure to have you serve on the Bainbridge Re-Use Advisory Committee. Your familiarity with the site and the community, and your professional experience will be enormously valuable to the Committee in proposing a utilization plan that benefits Cecil County and the State as a whole.

The former Bainbridge Naval Training Center and the Tome School were important ingredients in the historical, cultural and economic life of the community. While there have been delays in the transfer of property to the Maryland Economic Development Corporation (MEDCO) for re-use, I believe we must proceed now in laying out plans for that eventuality.

Your task will be to provide me and MEDCO with advice and guidance in the development of a comprehensive re-use plan for the former Center within one year of this date. You should expect to hear shortly from Hans F. Mayer, Executive Director of MEDCO, regarding an initial meeting. MEDCO and the Maryland Office of Planning will provide staff support to the Committee. If you have any questions, please feel free to contact Mr. Mayer at (410) 625-0051. Thank you for your willingness to assist in this important effort.

Sincerely,



Parris N. Glendening
Governor

BAINBRIDGE RE-USE ADVISORY COMMITTEE A HISTORICAL OVERVIEW

The Bainbridge Naval Training Center (BNTC) was dedicated in 1942. The center occupies approximately 1,250 acres near the I-95, Route 222 Interchange adjacent to the Town of Port Deposit in Cecil County along the Susquehanna River. Over 450,000 navy recruits were trained at Bainbridge and an untold number of World War II wounded personnel were treated in its 700 bed hospital. The Naval Academy Preparatory School was located on the campus of the former Tome School. The BNTC served as headquarters for the WAVES and was also home for several other Navy schools. The last students graduated in 1974 and the center was deactivated in 1976.

Environmental problems surfaced in 1975 which placed planned transfer and reuse actions on hold. A Department of Labor sponsored Job Corps Center used 64 acres of the site in the early 1980's. In 1986, the Navy was authorized to sell/transfer the property after restoration to a condition that meets applicable Federal and State environmental protection regulations. Detailed plans and specifications were prepared to comply with the regulations and in 1989-90, approximately \$ 18,000,000 were appropriated to accomplish the environmental clean up. The clean-up process, while demolishing and removing building rubble to an on-site landfill, left behind asbestos in the form of fragments of transite. These have been declared contaminants by the EPA and the site now requires additional treatment. The problem is being reviewed, and the Navy has prepared a plan for it's solution. Subsequently, the EPA has identified ten additional contaminations. This additional environmental clean-up will continue to delay the restoration of the site which is not anticipated until sometime after the turn of the century.

In 1996, a Bainbridge Re-Use Advisory Committee was established by Governor Glendening and charged with the responsibility to develop a comprehensive re-use plan for the former center. The assumption at the time was that the site would be transferred to the State in the Fall of 1996. In light of the uncertain transfer date the Committee chose to make a number of recommendations regarding the use of the center rather than a complete re-use plan.

BAINBRIDGE RE-USE ADVISORY
Committee
Recommendations

1. The state of Maryland, in cooperation with our federally elected representatives, should continue to take a leadership role to expedite the final resolution of the Bainbridge Naval Training Center (**BNTC**) clean-up and transfer.
2. The Maryland Economic Development Corporation (**MEDCO**) should coordinate the redevelopment of **BNTC** and continue to promote a public/private partnership.
3. Site security and grounds maintenance should be reinstituted by the United States Navy and maintained until the transfer of the property.
4. We urge the Representatives of the Town of Port Deposit and the State resolve the issue of **BNTC** annexation, zoning, and property taxes in order to accomplish the property transfer.
5. The **BNTC** should be developed based on a "mixed use" philosophy.
6. An area of 381+/- acres on the northeast side of the **BNTC** near Route 275 and extending southeast from Route 276, to and including the Manor Heights area, should be developed as an industrial park.
7. The industrial area of the **BNTC** should be designated as an "Enterprise Zone."
8. All industrial or commercial development must be environmentally sensitive and complement the existing development of the adjoining areas.

9. No industrial or commercial development should be considered which will cause pollution, will be unsafe, or will be intrusive to the community such as:
 - 1) A racetrack
 - 2) An automotive test track
 - 3) A toxic or hazardous waste site
 - 4) Asphalt production (except for on-site use)
10. In the event that industrial use of the railroad right of way is not forthcoming, the abandoned spur should become part of the Lower Susquehanna Heritage Greenway.
11. The area at the northwest corner of Cokesbury and Everest Roads near Gate 27 should be designated as a recreational area.
12. When possible, existing wooded areas of the **BNTC** should be maintained as an "environmental buffer."
13. Potential sites should be set aside for secondary and post-secondary educational facilities. This would include an area for the existing Cecil Community College Truck Driving School.
14. A review of these recommendations be conducted when the transfer is complete.
15. The Tome School Historic Area, which is clear of asbestos, should be marketed separately from the rest of the center.
16. A cost analysis of the feasibility of restoration of Memorial Hall, Headmaster's House and one dormitory of the Tome School Historic area should be initiated. (see following recommendations from the HOH study.)

POTENTIAL TOME SCHOOL HISTORIC AREA USES

ENTERTAINMENT/SPORTS

Amusement park(Willamsburg/Busch Gardens) with relationship between school and amusement park.

Fairgrounds (Relocate from Timonium)

Museums

Olympic training facility

Theater (Wolf Trap, Merriweather Post Pavillion)

Arboretum

Air park (Montgomery County Air Park)

Artists' Colony (Torpedo Factory)

Equestrian facility

Minor League baseball facility

Fitness Resort (Club Med)

Golf Country Club

N. F. L. training facility for future Baltimore franchise (Redskin Park)

Associated Uses: Hotels, restaurants

GOVERNMENT FACILITIES

Camp David equivalent for Congress

Federal Use (F.B.I., Department of Agriculture, U.S.D.A.)

RESIDENTIAL/MIXED USE

Upper Port Deposit with Tome School Town Center

Retirement Community

EAST HOLLYWOOD

Central facility for filming on the east coast.

Associated Uses: Studios, screening, offices, recreation, shops, visitors' center, amusement center.

CORPORATE HEADQUARTERS

National Center for a corporation (USF&G Insurance in Baltimore)

Access to New York, Philadelphia and the District of Columbia

International firm Headquarters (Corningware)

CONFERENCE CENTER

Estuarine Study

ACADEMIC/RESEARCH

Environmental, agricultural, space-atmospheric, alternative energy or fuel research facility.

Trade School

Special interest school (Duke Ellington School, Interlochen)

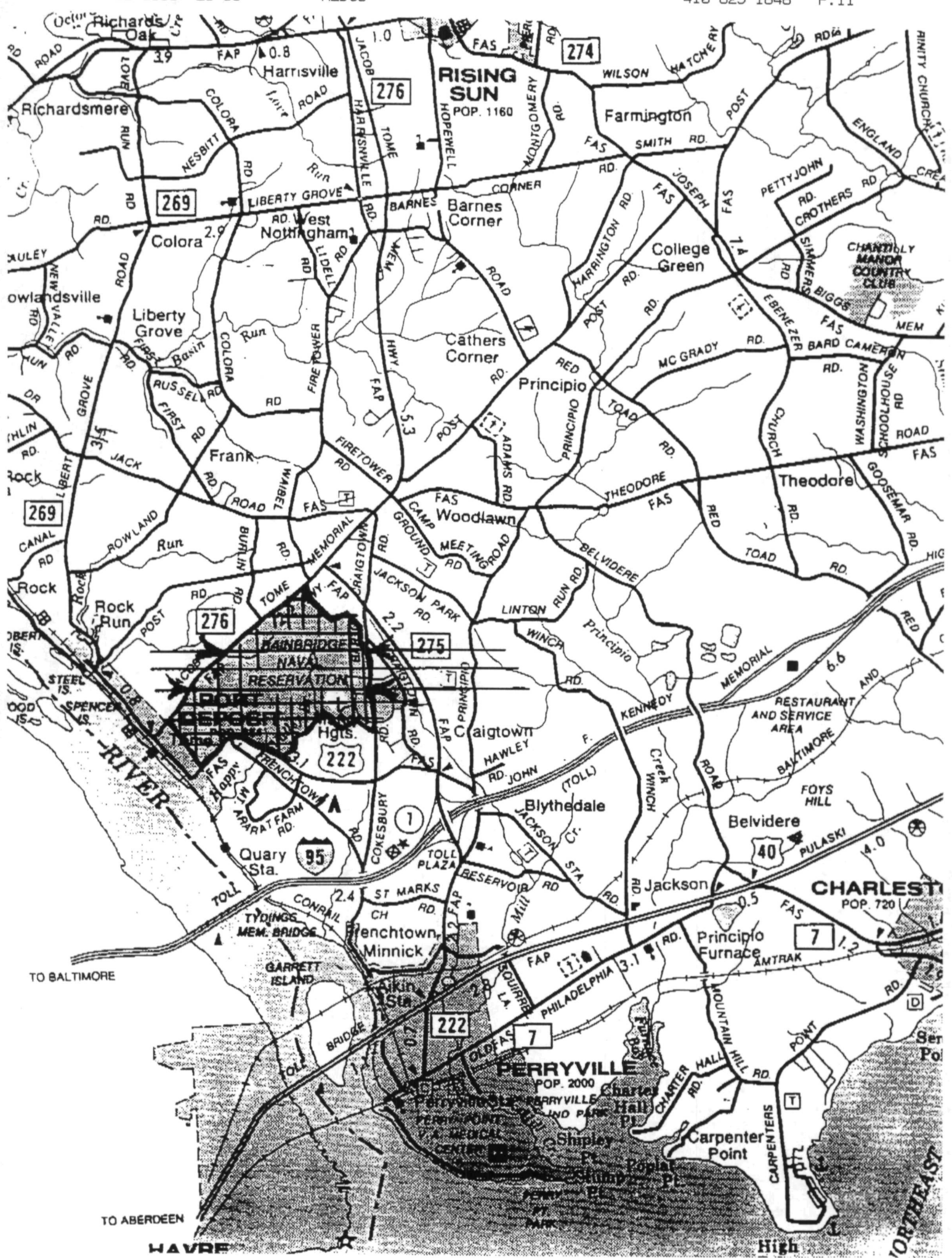
International University

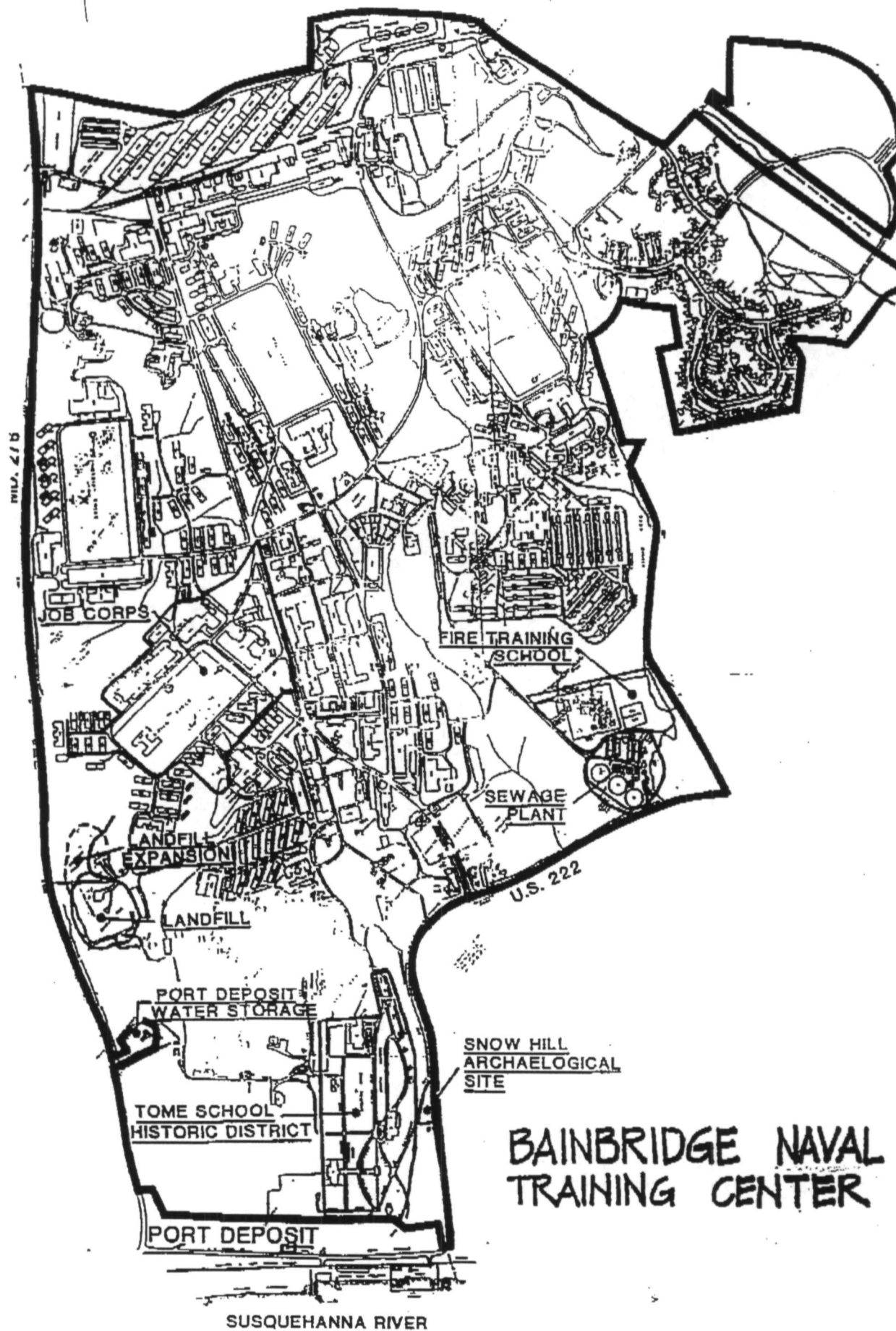
MANUFACTURING/DISTRIBUTION

Production Center (Saturn in Tennessee)

Outlet/Mixed Use (U.P.S., The Gap, Sears)

Foreign Producer





BAINBRIDGE RE-USE ADVISORY COMMITTEE MEETINGS AND PRESENTATIONS
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MAY 23, 1996 -	Organizational Meeting
JUNE 27, 1996 -	Regular Meeting Review of HOH Associates 1992 Report
JULY 25, 1996 -	Regular Meeting Toured site and met with representatives of Town of Port Deposit
AUGUST 29, 1996 -	Regular Meeting Presentation of "Best Use" study by James Tevebaugh
SEPTEMBER 25, 1996 -	Regular Meeting Committee advised of "Transite Problem"
OCTOBER 30, 1996 -	Regular Meeting Presentation by MEDCO on Private/Public Partnership
NOVEMBER 20, 1996 -	Regular Meeting Presentation of EPA update on Asbestos Removal
JANUARY 27, 1997 -	Regular Meeting Presentation by Congressman Gilchrest's Office on EPA's and Navy's plans to remove contamination
FEBRUARY 26, 1997-	Regular Meeting Presentation of EPA progress report
APRIL 24, 1997 -	Work Session Recommendations Reviewed
MAY 29, 1997 -	Work Session Final Draft Reviewed
JULY 16, 1997	Final Draft Approved

BAINBRIDGE REUSE ADVISORY COMMITTEE

Presenters

Jim Tevebaugh

Paul Kozloski

Mike Burke, USEPA

Bob Kramer, EPA, Region III

Drew Lawson, EPA, Region III

BAINBRIDGE REUSE ADVISORY COMMITTEE

Attendees

Scrib Sheaffer

Lloyd Sanders

Rick Stratford

Vincent Hughes

Kerry Anne Abrams

Maurice Sarason

Jan McLaughlin

James Murray